

**PLANNING COMMISSION
SITE PLAN EXTENSION
REVIEW SHEET**

CASE NUMBER: SP-2012-0379C(XT3)

PLANNING COMMISSION

HEARING DATE: October 9, 2018

PROJECT NAME: South Shore Retail

ADDRESS: 1920 E. Riverside Dr.

APPLICANT: SS Retail Development 2013 LP
300 Wilmont Rd. MS#3301
Deerfield, IL60015

Grayco SS Phase I 2011 LP
55 Waugh Dr. Ste 500
Houston, TX 77007-5840

AGENT: Pape-Dawson Engineers Inc. (Terry Reynolds)
10801 N. Mopac Expy, Bldg 3, Suite 200
Austin, TX 78759

CASE MANAGER: Nikki Hoelter Phone: 974-2863
nikki.hoelter@austintexas.gov

NEIGHBORHOOD PLAN: East Riverside Corridor
COUNCIL DISTRICT: Sabino "Pio" Renteria - 3

PROPOSED DEVELOPMENT:

The applicant is requesting a 3 year extension to a previously approved site plan. This is the 2nd extension request to the approved site plan, which would give a new expiration date of December 19, 2020.

The development is for the construction of the project's final phase, which is a one story, 4087 square foot building. The site plan shows the proposed land use as financial services. The project is located on 4.95 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the three year extension based on LDC Section 25-5-62(C)

- 1) (C) At least one structure shown on the original site plan and suitable for permanent occupancy has been constructed,

In granting the extension the commission would not be providing additional entitlements, however if the plan were submitted today it would be held to the East Riverside Corridor regulating plan. The ERC regulating plan was adopted in 2013, after the site plan was submitted

for formal review, but the site plan was approved in 2013. The project complies with Subchapter E site development regulations. The current zoning is ERC, it was previously zoned GR-NP.

This is the final building to be constructed for the site plan. The extension would allow the owner to find a tenant, and obtain building permits.

The 3 year extension will extend the permit from December 19, 2017 to December 19, 2020. The site plan complies with all requirements of the Land Development Code.

PREVIOUS APPROVALS

November 1, 2017 – A one year administrative extension was approved, from December 19, 2016 to December 19, 2017.

PROJECT INFORMATION

SITE AREA	215,676 sq. ft.	4.95
EXISTING ZONING	ERC * - East Riverside Corridor	
WATERSHED	Lady Bird Lake (Urban)	
NEIGHBORHOOD PLAN	East Riverside Corridor Regulating Plan	
TRAFFIC IMPACT ANALYSIS	Not required.	
PROPOSED ACCESS	E. Riverside Dr. and Town Creek	
	Allowed/Required	Proposed
FLOOR-AREA RATIO	1:1	.22:1
BUILDING COVERAGE	75%	46,830 sf. – 21.71%
IMPERVIOUS COVERAGE	90%	79.49%
PARKING	189**	194

*The original zoning was GR-NP.

** The required parking includes a 40% reduction. Without a reduction 315 spaces are required.

SUMMARY COMMENTS ON SITE PLAN:

The request for a second extension (XT2) to the approved site plan, was filed for completeness check, however the completeness check submittal expired before it could be submitted formally. Although the case number reflects it as a 3rd request (XT3), it's only the 2nd extension request.

The overall project includes an 11,131 square foot general retail and medical office building, a 14,748 square foot general retail building, a 9,893 square foot restaurant (limited) with a drive through and general retail building, 6,971 square foot restaurant building and the 4087 financial services building. All parking is onsite. A water quality pond and the drainage improvements are built. A 7 foot sidewalk and 12 foot planting zone are provided along Riverside Drive, these two zones are reduced along Town Creek Drive and Shore District Drive. Trees have been planted along the perimeter of the site in the planting zone and 30 foot on center as best as possible. In addition private common open space is provided.

The site consist of 3 lots which are tied together with a unified development agreement.

COMPATIBILITY

Compatibility is not triggered for the site.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	ERC	General Retail, Restaurant (limited), financial services, medical office
<i>North</i>	PUD-NP, ERC	Multi family, retail, automotive services
<i>South</i>	ERC	Coffee shop, convenient store, urgent care facility
<i>East</i>	PUD-NP	Multi family, mixed use
<i>West</i>	ERC	Mixed use strip center

NEIGHBORHOOD ORGNIZATIONS:

Austin Independent School District

Homeless Neighborhood Assn.

Sierra Club Austin Regional Group

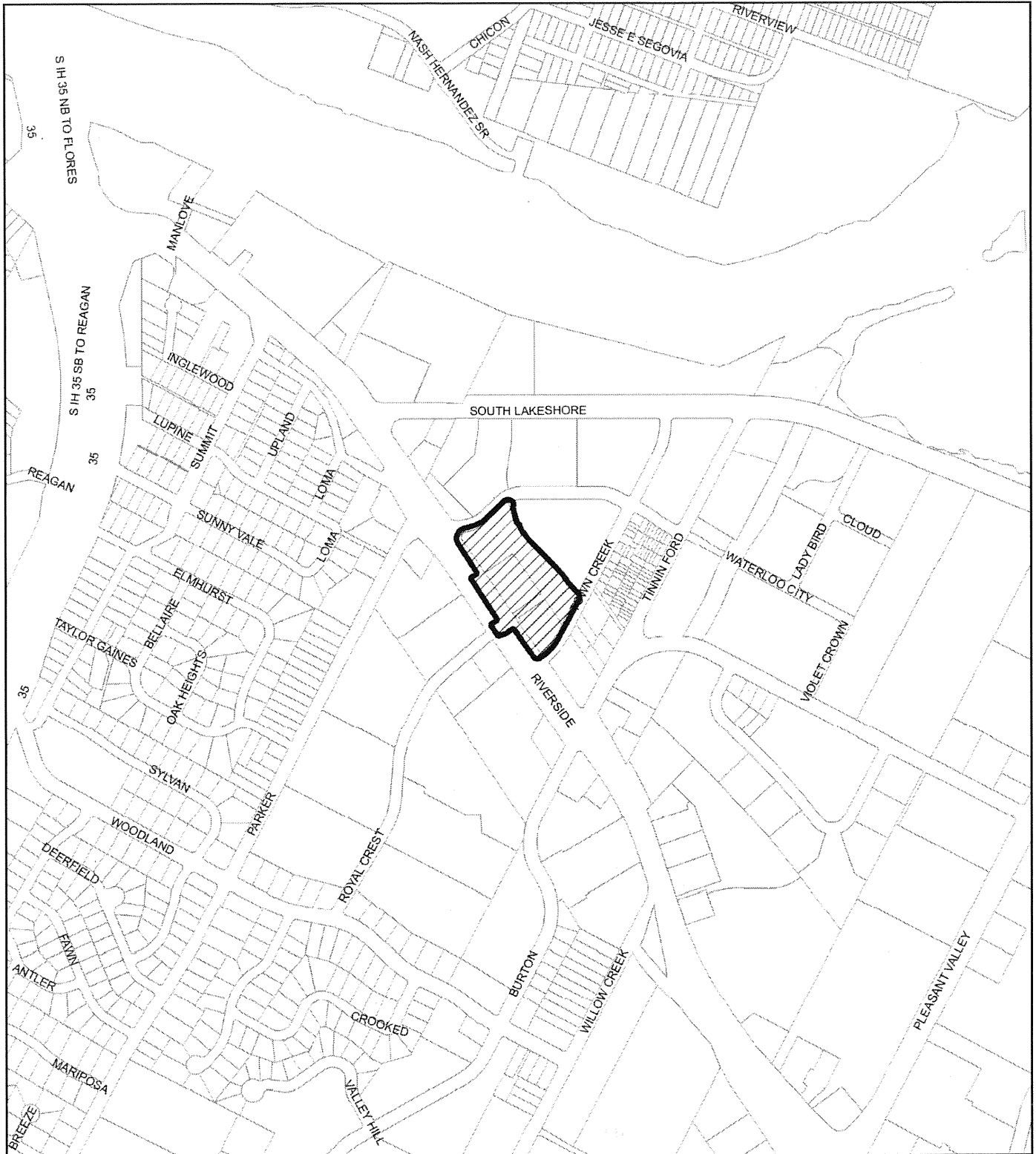
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

Neighborhood Empowerment Foundation

Bike Austin

Friends of Austin Neighborhoods

Austin Neighborhoods Council



 Subject Tract
 Base Map

CASE#: SP-2012-0379C(XT3)
 LOCATION: 1920 E RIVERSIDE DR

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.



3 October 2018

Mr. J. Rodney Gonzales, Director
Development Services Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

RE: South Shore Retail, Site Plan
City File No. SP-2012-0379C
Land Use Commission Site Plan Extension

Dear Mr. Gonzales:

On behalf of our client, we respectfully request your approval of a 3-year Land Use Commission site plan extension for the above referenced application pursuant to Section 25-5-63 of the Austin City Code.

The project was originally approved on December 19, 2013 and an administrative extension request was submitted on September 19, 2016, under City File No. SP-2012-0379C(XT). That application was approved on November 1, 2017 and expires on December 19, 2017.

The majority of the site has been constructed and accepted, including the infrastructure and public improvements. As shown on the attached Site Plan, one building, Building C in Phase 2, is pending construction, at this time.

Thank you in advance for your consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration #470

A handwritten signature in black ink, appearing to read 'Terry S. Reynolds', is written over a horizontal line.

Terry S. Reynolds
Project Coordinator

Attachment

H:\projects\507.55.00\950 CP Onsite Documents\Plan Processing City Commission Extension South Shore Retail_Ext Req. Ltrr.docx

REPLACEMENT SHEET

REVISIONS	No.	Revision Description	Prepared by:	(Date)	Reviewed by:	(Date)
3	SIDELINKS & CURB UPDATES					
7	BUILDING C, SIDEWALK, DRIVE UPDATES					

NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- EXISTING CONTOUR INFORMATION SHOWN IS AT ONE (1) FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING FIELD DATA COLLECTED ON OR ABOUT AUGUST 2012.
- ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
- CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN SIZE, GRADE, TYPE, AND ALIGNMENT AT ADJACENT ROADWAYS.
- WHERE PROPOSED CURB TIES TO EXISTING CURB, CONTRACTOR SHALL VERIFY CURB AND PAVEMENT ELEVATIONS PROVIDED.
- ALL WORK ON THIS PLAN SHOULD BE DONE IN STRICT COMPLIANCE WITH SITEWORK SPECIFICATIONS AND CITY REGULATIONS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRY LOCATIONS, DOWNSPOUT LOCATIONS AND TOTAL NUMBER OF DOWNSPOUTS REQUIRED.
- SEE SHEET 27 FOR PAVING AND STRIPING DETAILS.
- SEE SHEET 03 FOR PAVEMENT DESIGN INFORMATION.
- TYPICAL GROUND COVER SHALL BEGIN 6" BELOW THE FINISH FLOOR ELEVATION AND SHALL SLOPE AWAY 6" IN THE FIRST 10FT. PAVED AREAS SHALL SLOPE AWAY AT 2%.
- WORK IN PUBLIC R.O.W. AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS, LATEST EDITION.

- CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
- ALL EXISTING MANHOLE COVERS, METER BOXES, VALVE CASTINGS, POST INDICATOR VALVES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE.
- CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE-GROUND UTILITIES AND APPURTENANCES IN DRIVE AREAS.
- ALL CURB RADI ARE 3' UNLESS OTHERWISE NOTED.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

UNIFIED DEVELOPMENT AGREEMENT:
THE SITE IS COMPOSED OF 3 LOTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT UNDER DOC. # _____, IF PORTIONS OF THE LOTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.

LICENSE AGREEMENT NOTES:

- ALL PROPOSED ITEMS WITHIN THE LICENSE AGREEMENT AREA MUST NOT BE INSTALLED WITHIN 10FT OF STORMDRAIN PIPES OR INLETS (MEASURED FROM THE OUTSIDE EDGE OF THE PIPE OR INLET).
- THE OWNER IS RESPONSIBLE FOR MAINTENANCE, REPLACEMENT, AND UPGRADES TO ALL ITEMS WITHIN THE LICENSE AGREEMENT AREA.
- THE OWNER WILL BE RESPONSIBLE FOR MOVING STRUCTURES IF THE ESTABLISHMENT OF OR MAINTENANCE TO DRAINAGE INFRASTRUCTURE IS REQUIRED AND, IF ITEMS ARE DAMAGED WHILE COA CREWS ARE PERFORMING MAINTENANCE OR INSTALLING INFRASTRUCTURE, REPAIR OF THE DAMAGE WILL BE SOLELY AT THE EXPENSE OF THE OWNER.
- ANY ALTERATIONS TO THE SURFACE OR SUBSURFACE OF THE LICENSE AGREEMENT AREA MUST NOT OBSTRUCT DRAINAGE INFRASTRUCTURE OR FLOW PATTERNS.
- IF AN IRRIGATION SYSTEM IS TO BE CONNECTED TO A STORMDRAIN SYSTEM, DCM CRITERIA FOR THAT CONNECTION MUST BE MET. THE OWNER WILL BE RESPONSIBLE FOR ANY DAMAGE OR MAINTENANCE REQUIRED OF AN INLET OR JUNCTION THAT IS A RESULT OF AN IRRIGATION TIE-IN.

SUBCHAPTER E COMPLIANCE:

ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E.2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMPLIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.



SUBCHAPTER E SECTION 2.5 FIG. 4.2

OPTIONS USED TO COMPLY WITH SUBCHAPTER E, SECTION 2.3.2.B.2:

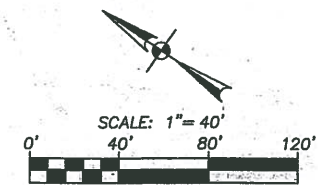
- TWO PEDESTRIAN CONNECTIONS TO MULTI-FAMILY SITE TO THE NORTH
- CURB CUTS ARE LIMITED TO ONLY ONE ON EACH PERIMETER ROADWAY FOR A TOTAL OF FOUR. EXISTING SITE HAS FIVE CURB CUTS.
- INTERNAL UTILITY LINES ARE LOCATED IN DRIVE AISLES, WHERE FEASIBLE.

AEC HAS BEEN GRANTED FOR THIS SITE. THE FOLLOWING ARE REQUIREMENTS FOR AEC:

- THE PRIVATE DRIVE ON THE NORTH SIDE OF THE SITE IS TO BE TREATED AS AN ICR, WITH BUILDING PLACEMENT AND ICR SIDEWALKS.
- STREET TREES ARE PROVIDED (ON THE SUPPLEMENTAL ZONE SIDE) OF BOTH URBAN ROADWAYS ADJACENT TO THE SITE.
- THE PARKING WITHIN 100 FEET OF THE CORNER IS SUBSTANTIALLY SCREENED AND SUNKEN (BY TOPOGRAPHY), SO WILL NOT BE IN LINE OF SITE OF PEDESTRIANS.
- THE CORE TRANSIT CORRIDOR SIDEWALK ADJACENT TO BUILDING C WILL HAVE STREET TREES ON THE SUPPLEMENTAL ZONE SIDE OF THE CLEAR ZONE, DUE TO THE WATER LINE.

ACCESSIBILITY DESIGN NOTE:

WITH THE APPROVAL OF THESE PLANS, THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS ARE NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH THE APPLICABLE ACCESSIBILITY STANDARDS.



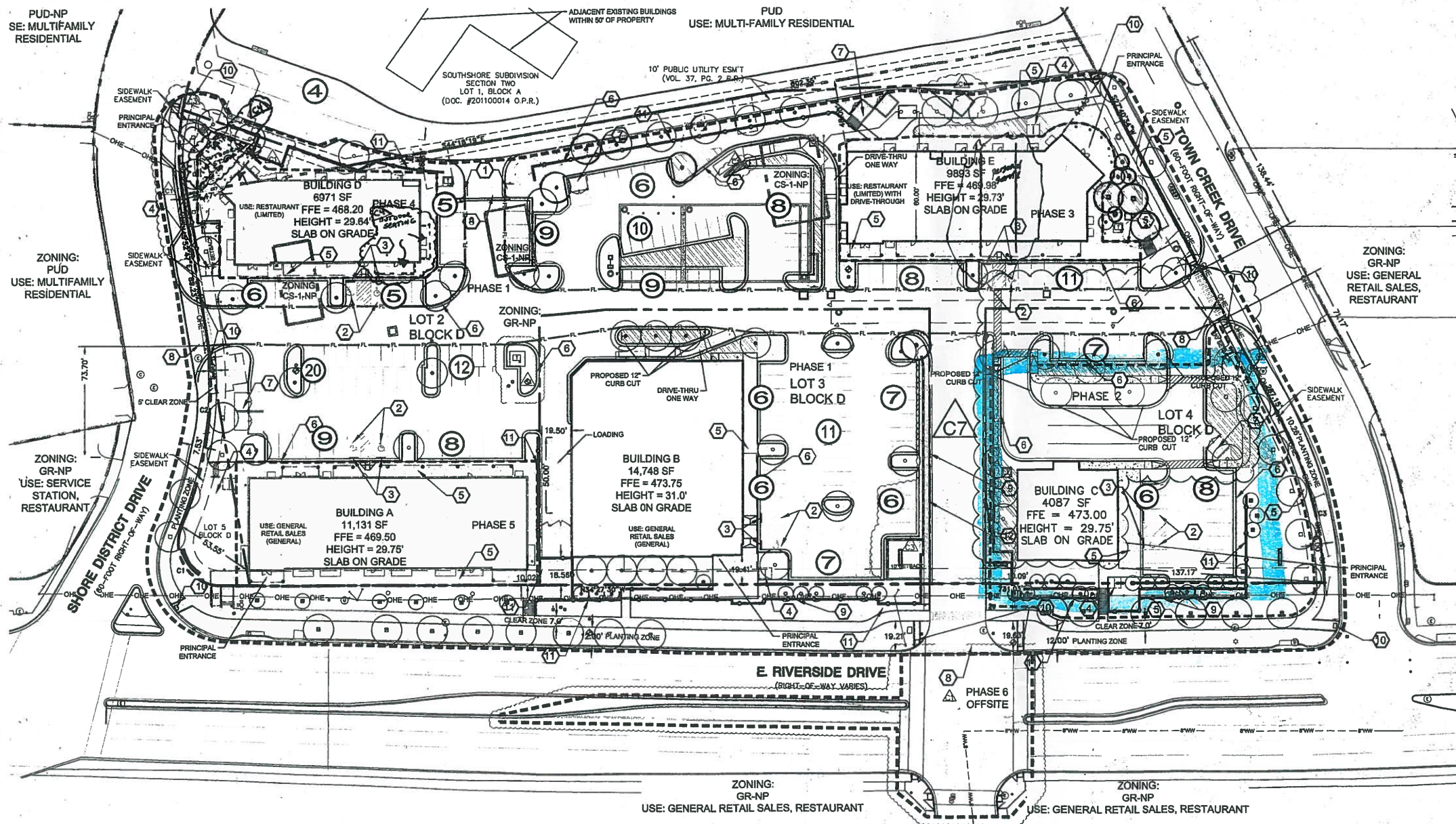
REVISIONS:



James R. McCann
Professional Engineer
10/21/14

PAPE-DAWSON ENGINEERS
7900 SUGAR CREEK BLVD. | AUSTIN, TEXAS 78757 | PHONE: 512.454.8771
SUITE 200 WEST | FAX: 512.459.8667
TEXAS BOARD OF PROFESSIONAL ENGINEERS, P.E. REGISTRATION # 970

SOUTH SHORE RETAIL
1920 E. RIVERSIDE DRIVE, AUSTIN, TX 78741
SITE PLAN



LEGEND

- | | |
|--|--|
| PROPOSED 8" CURB
SEE DETAIL SHEET 13 | PROPOSED MANHOLE |
| ADA RAMP W/ TRUNCATED DOMES
ADA ROUTE | PROPOSED FIRE HYDRANT |
| FIRE LANE STRIPE | PROPOSED GATE VALVE |
| PHASING LINE | PROPOSED GRATE INLET |
| HAND RAILING | PROPOSED CURB INLET |
| EXISTING STORM MANHOLE | PROPOSED JUNCTION BOX |
| EXISTING WASTEWATER MANHOLE | BUILDING SETBACK LINE
NO. OF PARKING SPACES |
| EXISTING FIRE HYDRANT | STD. SIDEWALK
SEE DETAIL SHEET 13 |
| PROPOSED LIGHT | OPEN SPACE |
| PROPOSED ILLUMINATED SIGN | |
| KEY NOTES | |
| PROPOSED TRAP | |

KEYED NOTES

- | | |
|--|--|
| 1 HANDICAP RAMP
(SEE DETAIL SHEET 27) | 7 DUMPSTER
(SEE ARCHITECTURAL PLANS) |
| 2 HANDICAP SPACE
(SEE DETAIL SHEET 27) | 8 COA TYPE II DRIVEWAY |
| 3 PARKING LOT BUMPER CURB
(SEE DETAIL SHEET 27) | 9 RETAINING WALL |
| 4 BICYCLE RACK, CLASS III
(SEE DETAIL SHEET 27) | 10 TYPE 1 HANDICAP RAMP
(SEE DETAIL SHEET 27) |
| 5 CONCRETE SIDEWALK
(SEE DETAIL SHEET 27) | 11 HAND RAIL |
| 6 CONCRETE CURB & GUTTER
(SEE DETAIL SHEET 27) | 12 GUIDE RAIL LOCATION |

SITE PLAN RELEASE

SITE PLAN APPROVAL: SHEET 07 OF 55
FILE NUMBER: SP-2012-0379C APPLICATION DATE: 11/02/2012
APPROVED BY COMMISSION: UNDER SECTION 111 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC): CASE MANAGER:
PROJECT EXPIRATION DATE (ORD. #970905-A): DWFP: DDZ
Michelle Casillas For
Director, Watershed Protection and Development Review
RELEASED FOR GENERAL COMPLIANCE: ZONING
Rev. 1: Correction: Utility & Signage
Rev. 2: Correction: Signage
Rev. 3: Correction: Signage
Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SP-2012-0379C

JOB NO. 50755-00

DATE June 2014

DESIGNER JRM

CHECKED 07

DRAWN WT
SHEET 07 OF 55

REPLACEMENT SHEET C7